

COUNTY OF SAN DIEGO TRACT TM 5560-RPL1  
ESTATES AT McDONALD PARK TENTATIVE MAP

ENV LCA NO. 04-09-011A

GENERAL NOTES:

1. TENTATIVE MAP PREPARED BY: LANDMARK CONSULTING  
8555 GENESEE AVENUE, SUITE 200  
SAN DIEGO, CA 92121  
PHONE: (619) 587-8070  
FAX: (619) 587-8750
2. TOTAL GROSS AREA: 9.78 ACRES
3. TOTAL NET AREA: 9.00 ACRES
4. TOTAL NUMBER OF LOTS: 15 BUILDING LOTS (15 DU)
5. MINIMUM LOT SIZE: 0.5 ACRES/21,780 SF (NET)
6. CONTOUR INTERVAL: 2 FEET
7. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
8. THE EXISTING CONDITIONS ARE BASED ON AN AERIAL PHOTO COMPLETED BY RJ LONG ON MAY 6, 2005
9. LAMBERT COORDINATES: 310-1809
10. THOMAS BROS COORDINATES: 1172 1-1
11. STORM DRAIN DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY.
12. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.
13. ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREETS WILL BE GRANTED WITH A DRAINAGE EASEMENT THAT ENCOMPASSES THE DRAINAGE FACILITIES, DEDICATED TO THE COUNTY OF SAN DIEGO FOR FLOOD CONTROL DISTRICT.
14. THE EXISTING WELL IS CURRENTLY BEING USED TO SERVICE THE EXISTING RESIDENCE IN THE SOUTHWEST CORNER.
15. ONCE THE PROJECT IS COMPLETED RAMONA WATER DISTRICT WILL BE SERVING ALL OF THE LOTS AND THE EXISTING WELL ON LOT 1 WILL BE USED FOR IRRIGATION ON LOT 1 ONLY.

NOTES:

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED PRIVATE ROAD MAINTENANCE AGREEMENT (TM5378-1) RECORDED AUGUST 10, 2007 AS INSTRUMENT NO. 2007-0534739 OF OFFICIAL RECORDS SHALL APPLY TO THIS SUBDIVISION.

EASEMENT NOTES:

ITEM 5 OF TITLE REPORT, STATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 16, 1940 AS BOOK 1106, PAGE 326 OF OFFICIAL RECORDS IN FAVOR OF SDGE.

ITEM 6 OF TITLE REPORT, STATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 20, 1940 AS BOOK 1109, PAGE 323 OF OFFICIAL RECORDS IN FAVOR OF SDGE.

ITEM 7 OF TITLE REPORT, STATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 27, 1944 AS BOOK 1684, PAGE 256 OF OFFICIAL RECORDS IN FAVOR OF SDGE.

ITEM 8 OF TITLE REPORT, STATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 29, 1944 AS BOOK 1689, PAGE 200 OF OFFICIAL RECORDS IN FAVOR OF SDGE.

ITEM 10 OF TITLE REPORT, STATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 27, 1953 AS BOOK 1689, PAGE 19 OF OFFICIAL RECORDS IN FAVOR OF SDGE.

ITEM 12 OF TITLE REPORT, STATES THAT THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS FOR STREET IMPROVEMENTS" RECORDED OCTOBER 17, 1975 AS INSTRUMENT NO. 287619 OF OFFICIAL RECORDS.

ITEM 13 OF TITLE REPORT, STATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 13, 1987 AS INSTRUMENT NO. 87-14511 OF OFFICIAL RECORDS IN FAVOR OF SDGE.

ITEM 19 OF TITLE REPORT, STATES AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED MAY 7, 2007 AS INSTRUMENT NO. 2007-0311230 OF OFFICIAL RECORDS IN FAVOR OF COUNTY OF SAN DIEGO.

LEGAL DESCRIPTION:

LOTS 1-5, 8, 9, 11 OF TRACT NO. 5378-1, ACCORDING TO MAP THEREOF NO. 15711 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 18, 2006, OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO.'S

ASSESSOR'S PARCEL NOS.	TAX RATE AREA
282-341-38 TO 42	TRA 63010
282-341-45, 46 & 48	

EX. ZONING:

GENERAL PLAN REGIONAL CATEGORY	CUDA
COMMUNITY SUB REGIONAL PLAN AREA	RAMONA
LAND USE DESIGNATION	(1) RESIDENTIAL
ZONING:	A-70

PROPOSED ZONING:

GENERAL PLAN REGIONAL CATEGORY	CUDA
COMMUNITY SUB REGIONAL PLAN AREA	RAMONA
LAND USE DESIGNATION	(3) RESIDENTIAL
ZONING:	RR-2

PUBLIC UTILITIES/DISTRICTS:

SEWER	RAMONA MUNICIPAL WATER DISTRICT
WATER	RAMONA MUNICIPAL WATER DISTRICT
STORM DRAIN	COUNTY OF SAN DIEGO/HOA
TELEPHONE	AT&T
GAS AND ELECTRIC	SDGE
CABLE T.V.	ALLIANCE COMMUNICATIONS
POLICE	COUNTY SHERIFF
FIRE	RAMONA FIRE PROTECTION DISTRICT
SCHOOL	RAMONA UNIFIED SCHOOL DISTRICT

PARK LAND DEDICATION STATEMENT

THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LAND DEDICATION ORDINANCE THROUGH THE DEDICATION OF PARK LAND WITHIN THE SUBDIVISION AUTHORIZED BY THE ORDINANCE AND/OR BY PAYMENT OF IN LIEU PARK IMPACT FEES.

SPECIAL ASSESSMENT ACT STATEMENT

THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF ANY OF THE SUBDIVISION IMPROVEMENTS.

SOLAR ACCESS STATEMENT:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING AND COMMERCIAL UNIT ALLOWED BY THIS SUBDIVISION.

STREET LIGHT STATEMENT:

THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE. NO REQUESTS FOR SPECIAL ASSESSMENTS WILL BE MADE.

SITE ADDRESS: 1666 HANSON LANE, RAMONA, CA 92065 (760) 789-8311  
OWNER'S ADDRESS: 1212 H. Street # 175, RAMONA, CA 92065 (760) 789-8311

JEAN F. McDONALD 11/16/09  
DATE

SUBDIVIDER

SAME AS OWNER

APPLICANT

LANDMARK CONSULTING INC.  
8555 GENESEE AVENUE SUITE 200  
SAN DIEGO, CA 92121  
(619) 587-8070

MARK A. BRENDICK 11/16/09  
DATE

R.C.E. 48153 EXP. DATE: 6-30-2010

ENGINEER OF WORK:

LANDMARK CONSULTING  
8555 GENESEE AVENUE, SUITE 200  
SAN DIEGO, CA 92121  
PHONE: (619) 587-8070  
FAX: (619) 587-8750

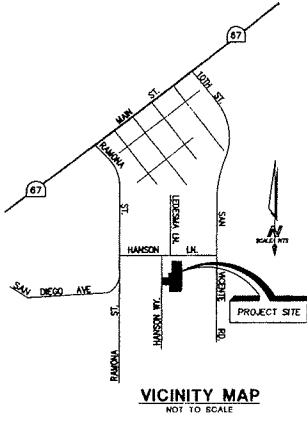
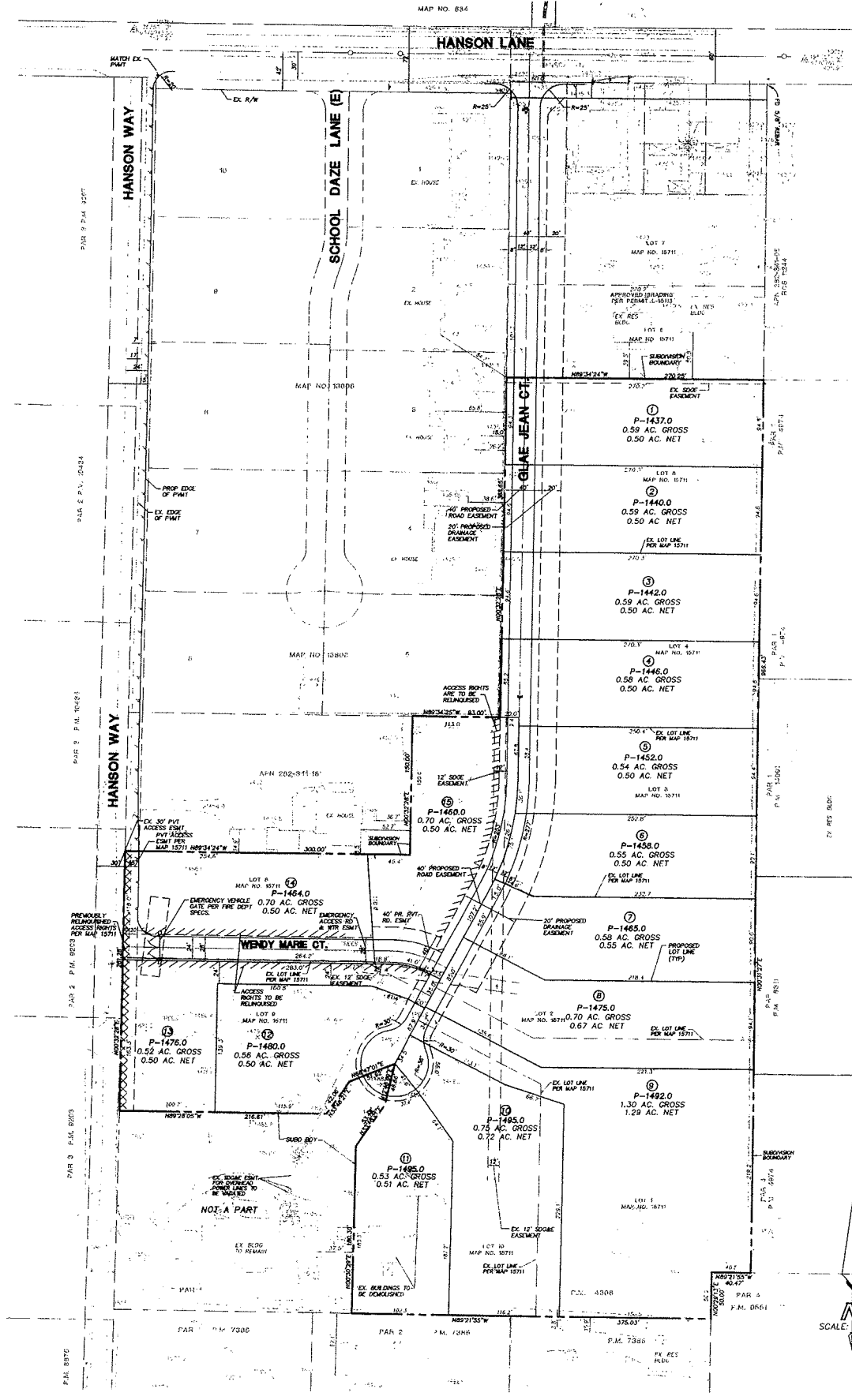
MARK A. BRENDICK 11/16/09  
DATE

R.C.E. 48153 EXP. DATE: 6-30-2010

COUNTY OF SAN DIEGO TRACT TM 5560  
TENTATIVE MAP FOR

McDONALD PARK

SHEET NO. 1 OF 1 SHEETS



EXISTING ZONING	A70
USE REGULATIONS	
DENSITY	1
LOT SIZE	1 AC
BUILDING TYPE	C
FLOOR AREA RATIO	---
HEIGHT	G
LOT COVERAGE	---
SETBACK	C
OPEN SPACE	---
SPECIAL AREA REGULATIONS	POR F

PROPOSED ZONING	LOT 8-15
USE REGULATIONS	RR-2
NEIGHBORHOOD REGULATIONS/	
DENSITY	2
LOT SIZE	0.5 AC
BUILDING TYPE	C
FLOOR AREA RATIO	---
HEIGHT	G
LOT COVERAGE	---
SETBACK	G
OPEN SPACE	---
SPECIAL AREA REGULATIONS	POR F

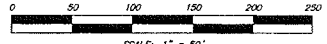
ABBREVIATIONS

A.C.	ASPHALT CONCRETE	P	PAD
AC.	ACRE	PAR	PARCEL
APH	ASSESSOR PARCEL MAP	E	PROPERTY LINE
AVE.	AVENUE	FI	POINT OF INTERSECTION
BOY	BOUNDARY	FM	PARCEL MAP
BLOC.	BUILDING	PROP	PROPOSED
BVC	BEGIN VERTICAL CURVE	PUB.	PUBLIC
C&G	CURBS AND GUTTER	PVT.	PRIVATE
CONC.	CONCRETE	R.C.	RELATIVE COMPACTION
CRT	COURT	RD	ROAD
E	CENTERLINE	RES.	RESIDENTIAL
DWG	DRAWING	R/W	RIGHT OF WAY
EX/EXIST/EX	EXISTING	SD	STORM DRAIN
EVC	END VERTICAL CURVE	S.F.	SQUARE FEET
EXP	EASEMENT	ST	STREET
EXP.	EXPIRATION	SW	SEWER
F.H.	FIRE HYDRANT	S/S(SW)	SEWER INDEX
FS	FINISHED GRADE	TYP.	TYPICAL
GUT.	GUTTER	WY	WATER
GEN.	GENERAL	WTR	WATER
H/HT.	HEIGHT	W/	WITH
HP	HIGH POINT		
IE	INVERT ELEVATION		
INV.	INVERT		
LAB.	LABORATORY		
LANE	LANE		
OH	OVERHEAD		
MAX.	MAXIMUM		
MIN.	MINIMUM		

LEGEND

DESCRIPTION	SYMBOL
PROPOSED LOT NUMBER	①
PROJECT BOUNDARY	---
PROPOSED LOT LINE	---
EXISTING LOT LINE	---
PROPOSED EDGE OF PAVT	---
EXISTING OVERHEAD POWER/TELEPHONE LINE	---
EASEMENT	---

SCALE: 1" = 50'



REVISION	DATE
1	11/16/09
2	11/16/09
3	11/16/09
4	11/16/09
5	11/16/09